

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 7				
% of Funds Committed	96.08 %	96.30 %	4	95.51 %	55	59	
% of Funds Disbursed	90.43 %	89.63 %	4	87.58 %	56	58	
Leveraging Ratio for Rental Activities	3.92	4.45	0	4.86	47	43	
% of Completed Rental Disbursements to All Rental Commitments***	92.07 %	92.48 %	5	82.17 %	32	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	43.26 %	70.05 %	7	71.17 %	13	10	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.79 %	69.86 %	5	81.54 %	18	14	
% of 0-30% AMI Renters to All Renters***	24.16 %	32.86 %	4	45.68 %	0	15	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.60 %	97.84 %	7	96.19 %	15	14	
Overall Ranking:			In State: 7 / 7		Nationally: 26 23		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,865	\$25,213		\$27,510	149 Units	15.70 %	
Homebuyer Unit	\$3,925	\$12,359		\$15,239	803 Units	84.30 %	
Homeowner-Rehab Unit	\$0	\$11,847		\$20,932	0 Units	0.00 %	
TBRA Unit	\$0	\$3,442		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Independence MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$34,242	\$75,946	\$0
State:*	\$115,496	\$83,053	\$15,895
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	83.0	87.9	0.0	0.0
Black/African American:	8.9	2.6	0.0	0.0
Asian:	0.0	0.2	0.0	0.0
American Indian/Alaska Native:	0.7	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.5	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.5	0.0	0.0
Asian/Pacific Islander:	1.5	0.6	0.0	0.0

ETHNICITY:

Hispanic	5.9	6.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	45.2	43.8	0.0	0.0
2 Persons:	29.6	21.0	0.0	0.0
3 Persons:	12.6	16.1	0.0	0.0
4 Persons:	6.7	10.5	0.0	0.0
5 Persons:	4.4	5.2	0.0	0.0
6 Persons:	1.5	2.1	0.0	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.4	47.2	0.0	0.0
Elderly:	19.3	1.2	0.0	0.0
Related/Single Parent:	25.9	17.3	0.0	0.0
Related/Two Parent:	16.3	24.9	0.0	0.0
Other:	6.7	9.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	5.2	0.7 #
HOME TBRA:	0.0	
Other:	11.1	
No Assistance:	83.7	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

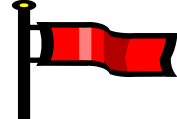
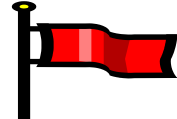
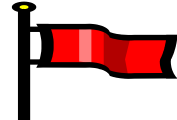
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Independence State: MO Group Rank: 26
 (Percentile)
 State Rank: 7 / 7 PJs Overall Rank: 23
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	92.07	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	43.26	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	90.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.62	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

